



GRASSROOTS
REALTY GROUP

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**117 Lakeview Shores
Chestermere, Alberta**

MLS # A2337173



\$620,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,283 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Storage Shed

Welcome to the ultimate family home in the sought-after lake community of Chestermere, where space, comfort and an incredible family lifestyle come together. Located on a quiet street with a park just half a block away, close to schools and only a few blocks from Chestermere Lake, this is a home designed for families who want room to grow and a community they'll love calling home. At the heart of the home is the spacious, well-designed kitchen, offering an abundance of cupboard and counter space, stainless steel appliances, a large island with breakfast bar, corner pantry and a bright breakfast nook, the perfect gathering place for busy mornings, family dinners and weekend entertaining. The impressive main floor continues with formal living and dining rooms, a private den/office, convenient main-floor laundry and a welcoming family room featuring a gas fireplace and soaring vaulted ceilings. The open connection between the kitchen, breakfast nook and family room creates a warm, comfortable space where everyone naturally comes together. Upstairs is where this home really shines for a growing family, with the increasingly hard-to-find feature of four bedrooms all on the upper level. The fully developed lower level adds even more living space with a huge recreation room, fifth bedroom, full bathroom, plus an additional flex room perfect for a home office, playroom, gym or hobby space. Outside, the fully landscaped and fenced backyard is ready for summer, complete with a play structure and a private deck ideal for family BBQs and relaxing evenings. Air conditioning keeps the home comfortable when summer temperatures climb. And then there's the Chestermere lifestyle. Chestermere Lake is just a few blocks away, putting boating, paddleboarding, kayaking, fishing, beaches and lakeside recreation practically at your doorstep. With parks,

pathways, schools, recreation and everyday amenities nearby, Chestermere offers the relaxed atmosphere of a lake community while keeping Calgary within easy reach. This isn't simply a house with room for a family...it's a place to build a lifetime of memories.